

MIDWEST LAND GROUP PRESENTS



100 ACRES
CLAY COUNTY, AR

74 CR 235, Knobel, Arkansas 72435



MIDWEST LAND GROUP IS HONORED TO PRESENT

HOLLANDS LODGE ON BLACK RIVER

Welcome to a truly rare offering in the heart of Arkansas's premier waterfowl country. Locally known as Hollands Lodge, this 100 +/- acre property features unmatched recreational and income-generating potential. The property is encompassed by a stunning 44-acre cypress lake and a 6-acre lake, both fully stocked, and the true highlight of this incredible offering. With over a quarter mile of direct frontage on the scenic Black River, and a private concrete boat ramp and dock, water access is both convenient and picturesque, making this an ideal setting for duck hunters, anglers, and nature lovers alike.

The main lodge at Hollands offers 2,477 square feet of comfortable living space with four bedrooms and three full bathrooms, providing plenty of room for family, guests, or hunting parties. A spacious 575-square-foot screened-in porch overlooks the lake and is perfect for cookouts, gatherings, or relaxing evenings surrounded by nature. The yard is beautifully landscaped, enhancing the peaceful, park-like atmosphere. In addition to the lodge, there are five well-maintained cabins that provide immediate rental income. Four are currently occupied by full-time tenants, while the fifth is reserved as a seasonal duck hunting rental. A newly installed well gives you

full control over water levels in the lake and supports a large, established duck blind ready for hunting season. For future owners, there is ample space and opportunity to expand with additional cabins if desired, further increasing income potential.

The property is located just two miles northeast of the renowned Dave Donaldson Black River Wildlife Management Area, containing 25,000 acres of public land. This region is considered one of the most desirable destinations for waterfowl hunting in the entire Mississippi Flyway. Whether you're calling in mallards from the blind, fishing for crappie, bass, bream, or catfish, or simply enjoying a beautiful Arkansas Delta sunset, Hollands Lodge offers the full outdoor experience.

This is a rare opportunity to own a well-known private hunting retreat, family compound, or turnkey investment property with strong and scalable income potential. With private water access, established infrastructure, and close proximity to top-tier public hunting land, this property has everything you need. Schedule your private showing today and experience for yourself why Hollands Lodge is one of a kind!



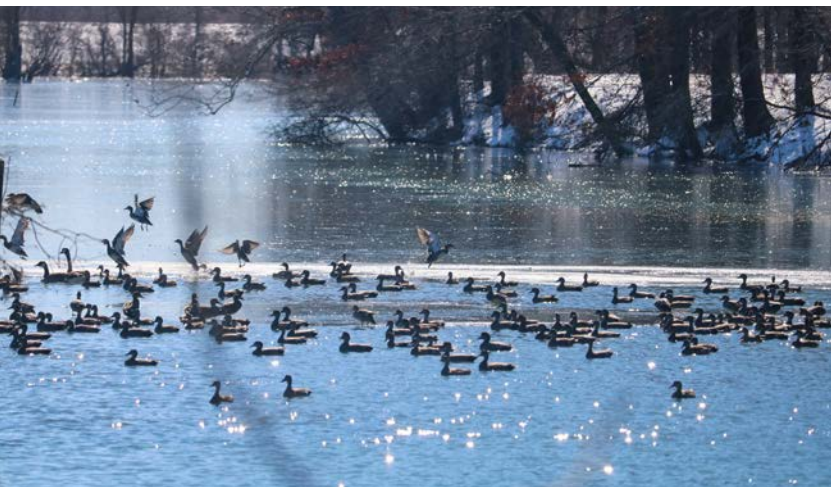
PROPERTY FEATURES

PRICE: **\$1,182,050** | COUNTY: **CLAY** | STATE: **ARKANSAS** | ACRES: **100**

- 100 +/- acres
- 44-acre cypress lake
- 6-acre lake
- Over 1/4 mile of Black River frontage
- Private concrete boat ramp
- Private boat dock on river
- Main lodge 2,477 sq. ft. 4 bed, 3 bath
- 5 additional cabins
- Currently 4 full-time tenants, fifth cabin rented out for duck season
- New well, 12" casing with 8" discharge to control water level on lake
- Large established hunting blind on lake
- 2 miles NE of Dave Donaldson WMA
- One of the most sought-after area for waterfowl hunting in Arkansas
- Immediate rental income
- Fish for crappie, bass, bream, and catfish
- Hunt big river bottom deer
- Pristine property, park-like setting
- 12'x14' utility building
- 24'x16' shop, perfect for storing decoys, equipment
- 20'x15' storage building
- Storage container with awnings built off each side for storing tractors, trailers, boats



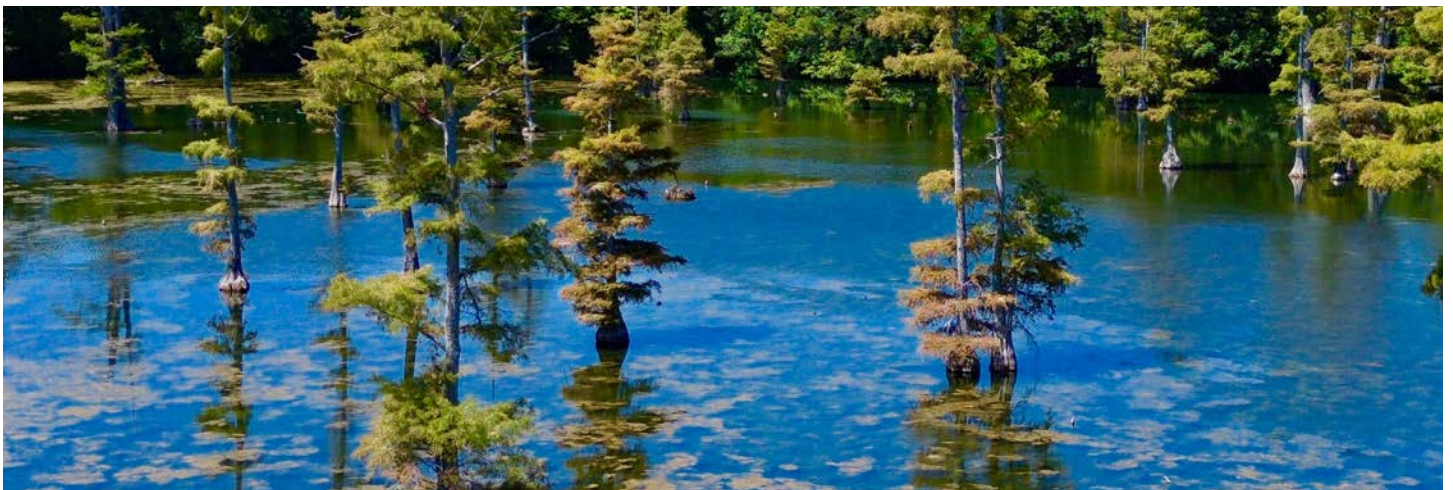
100 +/- ACRES



6-ACRE LAKE



44-ACRE CYPRESS LAKE



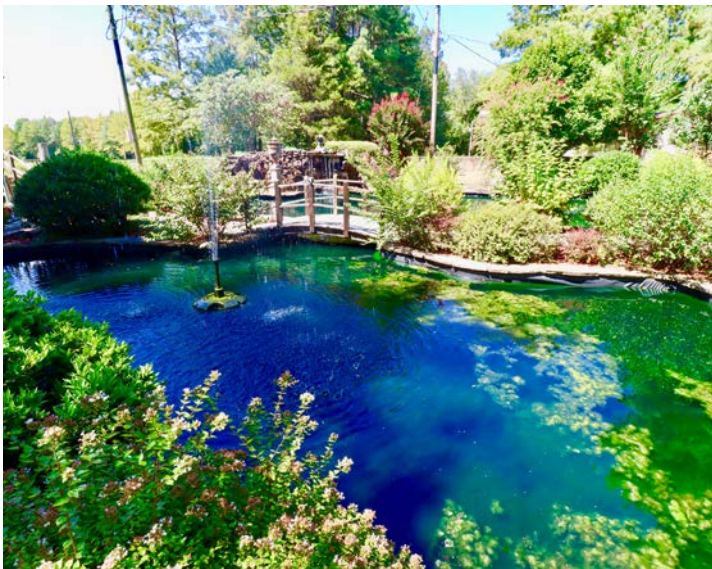
OVER 1/4 MILE OF BLACK RIVER FRONTAGE



PRIVATE BOAT RAMP & DOCK ON RIVER



MAIN LODGE 2,477 SQ. FT. 4 BED, 3 BATH



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 36° 21' 42.58, -90° 34' 5.78

0ft 676ft 1351ft



Maps Provided By:



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20-20N-5E
Clay County
Arkansas



8/19/2025

OVERVIEW MAP



AGENT CONTACT

Actions speak louder than words. That's what Michael Rook believes to be the key factor to his success. Born in Jonesboro, Arkansas, he grew up hearing this phrase preached by his parents so much that it became ingrained in his life philosophy. Michael grew up in the Arkansas Delta surrounded by rice, bean, corn, and cotton farms—some of which he worked on in his youth. He attended Valley View High School and Arkansas State University before going to work in the natural gas distribution industry. After a travel-extensive career in natural gas, Michael longed to plant his roots back in the dirt he grew up on, and find a career that capitalized on his passion for the outdoors.

At Midwest Land Group, he's able to combine that passion with his extensive local market knowledge to see others achieve their goals of land ownership. Michael pours himself into every transaction as if it were his own. Getting a new client is easy, but he knows that it takes honesty and integrity to keep a client, and you can rest assured in that. He doesn't tell clients he'll give them 100%; he proves it. When Michael's not working, you can find him hunting all kinds of game, fishing, golfing or skiing. He resides in Jonesboro, Arkansas, with his wife, Anna, and daughter, Kingston.



MICHAEL ROOK, LAND AGENT
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